



**Blenheim Crescent, Griston Thetford IP25 6RN**



**welcome to**

**Blenheim Crescent, Griston Thetford**

> > FAMILY HOME! This four/five bedroom mid-terraced home is situated in the popular village of Griston offering four/five double bedrooms, cloakroom, conservatory and a large front and an enclosed rear garden. CALL TODAY TO ARRANGE YOUR VIEWING!!



### Entrance Hall

Front entrance door, staircase to first floor landing, three storage cupboards, UPVC double glazed front window.

### Cloakroom

Fitted with a two piece suite comprising of WC, wash hand basin, UPVC double glazed rear window.

### Lounge

19' 7" x 11' 4" ( 5.97m x 3.45m )  
UPVC double glazed front and rear windows, radiator.

### Kitchen

10' 9" x 9' 5" ( 3.28m x 2.87m )  
Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, space for free standing oven with cooker hood over, space and plumbing for washing machine and slim-line dishwasher, tiled splashbacks, UPVC double glazed rear window.

### Rear Lobby

Storage cupboard, door to conservatory, door to rear garden.

### Conservatory

UPVC double glazed rear windows, glass roof.

### Dining Room / Bedroom Five

10' 9" x 9' 1" ( 3.28m x 2.77m )  
UPVC double glazed front window, door to kitchen, radiator.

### First Floor Landing

Airing cupboard, storage cupboard, doors to:

### Bedroom One

11' 6" x 10' 2" ( 3.51m x 3.10m )  
UPVC double front window, radiator

### Bedroom Two

10' 11" x 9' 8" ( 3.33m x 2.95m )  
UPVC double glazed rear window, built in double wardrobes, radiator.

### Bedroom Three

10' 11" x 7' 8" ( 3.33m x 2.34m )  
UPVC double glazed rear window, built in double wardrobes, radiator.

### Bedroom Four

9' 6" x 9' 5" ( 2.90m x 2.87m )  
UPVC double glazed front window, radiator.

### Shower Room

Fitted with a three piece suite comprising, shower cubicle, WC, wash hand basin with cupboard below, tiling, shaving point, towel radiator, UPVC double glazed rear window.

### Outside

To the front of the property there is a large lawned garden with a pathway to the front door enclosed by fencing. To the rear of the property there is an enclosed by fencing rear garden, built in shed, mature flower beds and a rear access gate.

### Location

Griston is Breckland village just a couple of miles south of the busy market town of Watton and within easy access to the larger market towns of Attleborough and Thetford on the newly dualled A11 which in turn gives opportunities for commuting to Cambridge and Stansted Airport in about an hour or so.

The village still enjoys the benefits of a popular pub/restaurant, The Wagon & Horses and there are some local business employment opportunities. There are primary schools in the nearby villages of Caston and Thompson and secondary schooling in Watton.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Blenheim Crescent, Griston Thetford**

- Mid-Terraced House
- Four/Five Bedrooms
- Conservatory
- Large Front Garden
- En-Bloc Garage

Tenure: Freehold EPC Rating: D

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108361 - 0009

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